

West Haven

New Haven County

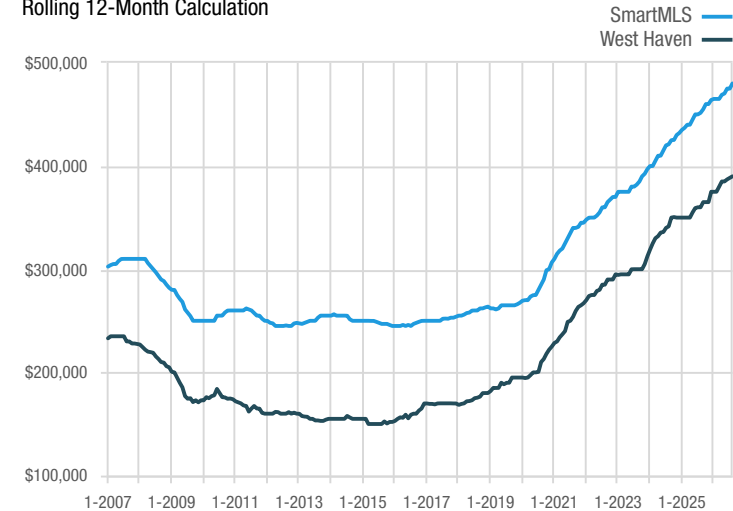
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	35	40	+ 14.3%	275	266	- 3.3%
Pending Sales	37	29	- 21.6%	210	203	- 3.3%
Closed Sales	22	30	+ 36.4%	203	194	- 4.4%
Days on Market Until Sale	10	36	+ 260.0%	21	37	+ 76.2%
Median Sales Price*	\$368,000	\$423,500	+ 15.1%	\$366,500	\$392,500	+ 7.1%
Average Sales Price*	\$388,200	\$423,433	+ 9.1%	\$381,408	\$405,013	+ 6.2%
Percent of List Price Received*	104.3%	102.0%	- 2.2%	103.4%	102.3%	- 1.1%
Inventory of Homes for Sale	59	69	+ 16.9%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	13	12	- 7.7%	77	96	+ 24.7%
Pending Sales	13	10	- 23.1%	57	57	0.0%
Closed Sales	12	7	- 41.7%	56	53	- 5.4%
Days on Market Until Sale	18	36	+ 100.0%	20	36	+ 80.0%
Median Sales Price*	\$218,000	\$204,900	- 6.0%	\$211,250	\$205,000	- 3.0%
Average Sales Price*	\$262,167	\$277,629	+ 5.9%	\$233,619	\$271,445	+ 16.2%
Percent of List Price Received*	100.4%	98.7%	- 1.7%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	18	33	+ 83.3%	—	—	—
Months Supply of Inventory	2.6	4.7	+ 80.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation

